



Warehouse/Industrial Unit to Let

6,813 Sq Ft (632.93 Sq M)

- Modern detached industrial unit
- Available Immediately
- Excellent road links

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Location

The subject premises forms part of the Church View Business Park, which is accessed immediately off Coney Green Road. The main arterial route of the A61 is situated within 1 mile to the West of the premises. Further afield J29 of the M1 situated approximately 7 miles to the North East, accessed via A6175. The site is approximately 7 Km south of Chesterfield Town Centre and approximately 17 miles south of Sheffield centre.

Description

The property provides a modern high quality detached industrial unit of brick/blockwork and profile clad elevations, surmounted by a single story pitched profile roof. Internally the unit provides a cleared unit with services. Access is via a roller shutter entrance and an additional personnel entrance. The unit has been used as additional storage with the ability to create office/reception & WC as required.

Externally, the unit forms part of the wider estate which is a communal business park with shared access and security.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	6,697	622.15
TOTAL	6,813 SQ FT	632.93 SQ M

Terms

FRI Terms to be agreed.
Quoting £50,000 pa.
Sale - £750,000

VAT

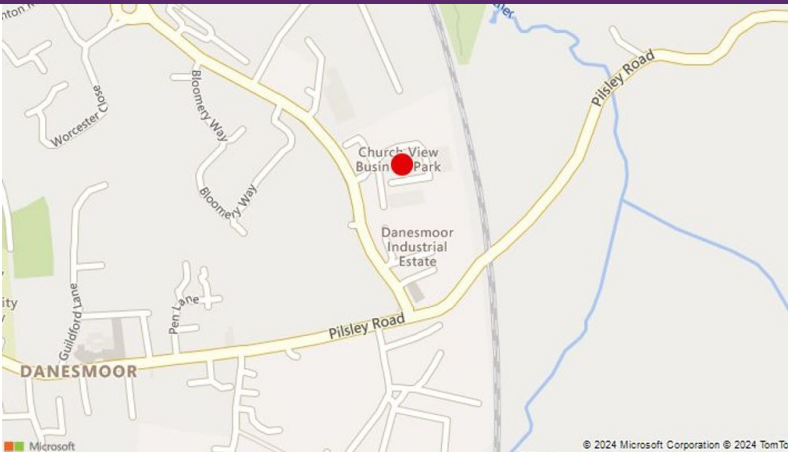
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The unit is assessed as part of a larger shared facility. The estimation will be a Rateable Value of c. £24,750 and payable of £13,959 pa. Tenants are to satisfy themselves with regards to the Rateable Value and the above is a guide only.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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September 2025



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